

NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD MINUTES

5-27-08 -6:00 P.M.
CITY OF MIAMI
CITY HALL CHAMBERS
3500 Pan American Drive
MIAMI, FLORIDA 33133

The meeting was called to order at 6:06 p.m., with the following members found to be

Present: Rolando Aedo (Vice Chairman)
Eileen Broton
Robert A. Flanders (Chairman)
Charisse L. Grant
Kay Hancock-Apfel
Ricardo Lambert
Carmen Matos
Gary Reshefsky
Jose Solares

Absent: Hugo P. Arza
Luis Cabrera
Mariano Cruz
Jami Reyes
Hattie Willis

ALSO PRESENT: Robin Jones Jackson, Assistant City Attorney
Ola O. Aluko, Director, CIP Department
David Méndez, Assistant Director, CIP
Sandra Vega, Project Manager, CIP
Andre Bryan, Project Manager, CIP
Jorge García, Project Manager, CIP
Fernando Paiva, Project Manager, CIP
Jose Puentes, Project Manager, CIP
Marcia Lopez, Administrative Assistant I, CIP
Wendy Jaramillo, Administrative Assistant I, CIP
Teri-Elizabeth Thomas, City Clerk's Office

I. APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 22, 2008.

II. UPDATES

1. Virrick Park Library Addition

Eileen Broton reported that the project is completed as of March 2008, and the department is in the process of completing the punch list items. The total cost of the project was \$1.175 million, which was more than anticipated, but the additional funding was not paid with bond funds. The extra money was needed for additional consultant services. There was an issue with the fire alarm system that required redesigning of electrical panels. Because of those delays, additional time was needed with the consultant, which resulted in the need for additional funds.

Sandra Vega, Project Manager, CIP Department, reported that the project is 100 percent completed and documents are being closed out. The Dade County Library System is the client. At this moment, they already have their CO.

2. Virrick Park Pool Building Renovation

Eileen Broton reported that the building is still in operation but needs to be renovated and made ADA compliant. A consultant will have to be hired to determine if the building should be remodeled or demolished. After this assessment and analysis, the project will probably be re-scoped and additional funds, if necessary, will be sought from other services.

Andre Bryan, Project Manager, CIP Department, reported that the facility was constructed in 1961. The original fixtures still exist and need to be repaired. In addition to that, the facility is not ADA compliant. There is no handicap-accessible ramp to the facility, and there are no handicap-accessible toilet stalls. In addition to that, the City needs to examine the facility to determine if it's feasible to replace all of the items and remodel the facility or demolish the facility and construct a new building. The purpose of hiring the consultant is to make this determination.

3. Williams Park Recreational Building Modifications

Eileen Broton reported that 2,160 square feet is being added to the existing pool building and the facility, which means it will also be upgraded to meet all ADA and current codes. Construction is scheduled to begin next month.

David Méndez, CIP Assistant Director, reported that construction is anticipated to begin by June or early July at the latest, with construction estimated for six to nine months.

4. Buena Vista East Historic District – Streetscape Improvements Phase I

Jorge García, Project Manager, CIP Department, reported that the project does not need additional funds to be completed. Substantial completion of the project has been achieved. There are currently two pending items on the projects, which are expected to be completed this week. The total construction cost of the project is \$1,020,000. Construction completion is anticipated for May 2008.

Gary Reshefsky requested that the new project for the lights comes through the BOB process so that it can be tracked.

5. Grand Avenue Lighting

Eileen Broton reported that a portion of the project was previously completed and when funding became available the lighting was added to the project.

6. Miami River Greenways Segments B & C

Eileen Broton reported that Segment B was North River Drive, from Northwest 2nd Street to Flagler; and Segment C is Southwest North River Drive, from Southwest 2nd Avenue to Flagler. Both projects are completed, both came in under budget, and both provided about \$200,000 back.

7. Robert King Park New Building & Site Improvements

Eileen Broton reported that the entire park is being redone, except for the ballpark. The design is 95 percent complete and permitting is close to completion. There is a need for unity of title for the adjacent soccer field. Once this occurs, CIP will try to bid out the projects together. There will be one covered tennis court and one uncovered tennis court. There will be one covered basketball court and one uncovered basketball court. There is a \$100,000 shortfall, and this will be funded through other sources. The shortfall is as a result of delays on the project.

Fernando Paiva, Project Manager, reported that the project dry run is in progress. The unity of title issue has to be finalized, and hopefully, it will be completed in the next few months. At the same time, the architects are going to be responding to comments from the Building Department so that the project can go out for bids very soon.

8. Henderson Park New Offices/Restroom Facility

Eileen Broton reported that there were major changes in the scope of the project as a result of community input. The new design will be completed approximately in June of this year and completion of the project is targeted for 2009.

9. City of Miami MMPD Fire Suppressor Modifications

Eileen Broton reported that the communication and emergency operations room and the computer room at the police station have Halon fire suppressor systems and Halon is toxic. This is a project to replace it with an updated system.

David Méndez, Assistant CIP Director, reported that the project is a very unique project. Construction is anticipated to begin November 2008 so that the project begins after the hurricane season ends.

Chairman Flanders stated that the replacement was federally mandated.

10. Paul S. Walker Park

Eileen Broton reported that the project is downtown, across from Starbuck's. There is an existing waterfall feature from a previous use, which will remain.

Jose Puentes, Project Manager, reported that demolition has been completed and the trash has been hauled away. Schematic drawings have been completed. Design development drawings have also been completed. The project design is 60 percent completed and are expected to be completed by the first week of July.

11. Additional Funding for Kinloch Park Community Recreation Building Improvements

Eileen Broton reported that the project did not come before the Board when it was completed over the summer due to timing. The additional funding was to provide the proper underground cables to support Internet access for the programs and other uses for the park.

David Méndez, Assistant CIP Director, reported that the additional funding also included Water & Sewer impact fees and a cage for the air-conditioning units. The project is complete and is fully operational.

12. Fern Isle Park

Eileen Broton reported that the park is now open with two new basketball courts and jogging baths. The structures are substantial and can provide shelter. There is a line item in the park for maintenance. There is talk of making a bike path to connect the park to Grapeland Park.

13. Grapeland Community Recreational Facility & Parking Lot Phase III

Eileen Broton reported that the project was completed very quickly using the same contractor and a change order to the existing project. The design was copied from an existing park, which saved time and money and helped in getting things done so quickly.

David Méndez, Assistant CIP Director, stated that the design for the Antonio Maceo community center was used for this project. The contractor built the 5,000-square-foot facility in five months.

14. Morningside Park Recreation Building Improvements

Eileen Broton reported that the project is on hold. The building needs lots of improvements, but the pool is the priority and must be fixed. As a result of that, the funds will be used to improve the pool.

15. Shenandoah Traffic Claming Phase I

Eileen Broton reported that there was mostly positive feedback from the community. Street projects are ongoing, so it is hard to say when something begins and ends since there is always another project that has to go on. There have been 12 traffic circles completed to date. The size of the circles may have caused discussion, but they are a function of right-of-way and other engineering factors.

David Méndez, Assistant CIP Director, stated that the size of the circles are completely dictated by the right-of-way that's available. Under a different bond program, there are about 20 circles currently in design under two other projects. One circle should go to construction in the next few days in District 4.

III. CHAIRPERSON'S OPEN AGENDA:

o **Project Budgeting & Maintenance**

Chairman Flanders suggested that the Board write a short letter to the City Manager expressing the Board's concern regarding budgeting for CIP projects.

Gary Reshefsky suggested that the Board have a presentation from the Public Works Department or the department responsible, to include a forensic audit on a few big projects that have been completed in the last few years to show how the projects are currently being maintained.

HD/NIB MOTION 08-18

A MOTION TO REQUEST A PRESENTATION FROM THE PUBLIC WORKS DEPARTMENT TO EXAMINE HOW COMPLETED PROJECTS ARE CURRENTLY BEING MAINTAINED.

MOVED: G. Reshefsky

SECONDED: K. Apfel

ABSENT: H. Arza, L. Cabrera, M. Cruz, J. Reyes, H. Willis

Note for the Record: Motion passed by unanimous vote of all Board Members present.

o **Resignation Letter from Manolo Reyes**

Chairman Flanders stated that Manolo Reyes provided the Board with a copy of the resignation letter he sent to Commissioner González. Manolo Reyes is running for the District 4 seat of the City of Miami City Commission.

IV. ADDITIONAL ITEMS:

o **Bond Interest**

Larry Spring, CFO, stated that the City of Miami is not allowed to earn more interest on the outstanding principle balance of the proceeds of the bonds than what is paid in the cost. As a result, the City generally invests in treasuries and Fannie Mae-type bond investments. He stated that he could come back at the next meeting with a full presentation of the City's entire investment portfolio. As far as the bond proceeds, the City is earning less of an interest yield than it is paying its bondholders right now.

Chairman Flanders invited Mr. Spring to make his presentation at the next Audit Subcommittee meeting.

- **New BOB Vice Chairman**

HD/NIB MOTION 08-19

A MOTION ACCEPTING THE NOMINATION OF ROLANDO AEDO AS THE VICE CHAIRMAN OF THE HOMELAND DEFENSE/NEIGHBORHOOD IMPROVEMENT BOND OVERSIGHT BOARD.

MOVED: G. Reshefsky

SECONDED: E. Broton

ABSENT: H. Arza, L. Cabrera, M. Cruz, J. Reyes, H. Willis

Note for the Record: Motion passed by unanimous vote of all Board Members present.

- **Introduction of New BOB Assistant City Attorney**

Ola Aluko, CIP Director, introduced Robin Jones Jackson as the new assistant city attorney assigned to the Board.

- **Coral Way Uplighting Update**

Ola Aluko, CIP Director, stated that at the last Planning & Zoning City Commission meeting, the Public Works Department introduced a resolution to hire a new contractor which will maintain the Coral Way stretch. Unfortunately, the original contractor hired by the Public Works Department was not performing. Because of the issue with nonperformance, the new contract includes the requirement of a performance bond in the event the new contractor defaults on its contract.

- **Miami Marina Update**

Ola Aluko, CIP Director, stated that the City Manager charged the CIP Department to undergo a structural analysis study for the marine stadium, which is part of a two-part study that will be conducted by the City. The CIP Department is currently undergoing that structural analysis study. The second part of the study, an economic feasibility study, will be conducted by Asset Management.